



Sold



17 Darwin Way, College Grove

Spacious 4-Bedroom Family Home with Multiple Living Areas & Rear Access

Set on a 622sqm block in the sought-after suburb of College Grove, this 4-bedroom, 2-bathroom home offers an ideal combination of space, comfort, and convenience for the modern family. Designed with functionality in mind, the layout provides multiple living zones, making it perfect for both entertaining and everyday family life.

From the moment you step inside, you are greeted by a welcoming front lounge room that offers a quiet retreat away from the main living hub. Moving through, the open plan family, meals, and kitchen area creates a light-filled heart of the home, where everyone can come together. The kitchen is features ample bench space, overhead storage, and a practical layout overlooking the living and dining areas. An attached games room provides additional versatility, whether used as a pool room, playroom, or second lounge, this space caters perfectly to families of all ages.

Accommodation is generous, with four well-sized bedrooms including a primary suite complete with walk-in robe and ensuite bathroom. The minor bedrooms are serviced by a central family bathroom and

4 2 2

FOR SALE
Offers Over \$735,000

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Interested parties must rely solely on their own enquiries.



laundry with outdoor access. Comfort is assured year-round with a split system air-conditioner in the main living area and primary bedroom.

Outdoors, the property excels in entertaining and functionality. Both side and rear patios create ideal spaces for hosting friends and family or simply enjoying a quiet evening outdoors. Rear access from Magdalen Place adds practicality, providing easy options for parking a trailer, boat, or caravan, or simply allowing for easy backyard access. The double garage ensures secure parking and additional storage, further enhancing the home's appeal.

Situated in a quiet, family-friendly location, this property offers the best of suburban living while being just minutes from Bunbury's key amenities. Local schools, Edith Cowan University, the South West Sports Centre, and the Bunbury Hospital precinct are all within easy reach, along with shopping, dining, and beaches only a short drive away.

Whether you're a growing family seeking more space, an investor looking for a quality rental opportunity, or simply someone wanting to secure a well-located home in an established area, 17 Darwin Way presents outstanding value.

Council Rates: Approx. \$3,100.87 per annum

Water Rates: Approx. \$1,313.53 per annum

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	18RNHND
Property Type	House
House Size	192 m ²
Land Area	622 m ²

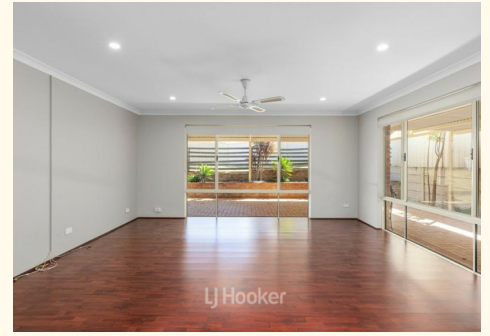
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only